

NOTICE OF PUBLIC HEARINGS

City of San Jose, City Hall
200 East Santa Clara Street, City Council Chambers, Wing 2nd Floor

Fall 2008 Hearings on General Plan Amendments

Planning Commission: Wednesday, November 19, 2008 6:30 p.m.

City Council: Tuesday, December 16, 2008, 7:00 p.m.

General Plan Amendment File No. (GP08-08-05):

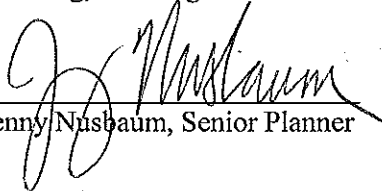
Proposal to amend the General Plan land use designation for a property located on the west side of San Felipe Road approximately 600 feet south of Delta Road (4203 San Felipe Road)(see map on back) to change the Low Density Residential designation (up to 5 dwelling units per acre) to an Office designation on a .69-acre portion of a 2.98-acre parcel. Approval of this General Plan amendment would allow business or professional office uses at this location. The General Plan amendment request is for a land use change only. No new development is being proposed at this time. CEQA: Negative Declaration.

You are invited to participate in the above public hearings. The Planning Commission will make a recommendation to the City Council, and the City Council will make the final decision on the proposed General Plan amendment. Please note that the San Jose 2020 General Plan reflects the long-range future growth for the City. A change in the General Plan land use designation would only affect the type and intensity of future development allowed on the subject property. The proposed amendment to the General Plan for the above referenced property would not change the zoning district of the property. Zoning changes occur through the rezoning process, which is separate from the General Plan amendment process.

The General Plan amendment (File No. **GP08-08-05**) being considered is a request to change the Land Use/Transportation Diagram designation from Low Density Residential (5 DU/AC) to Office on a .69-acre portion of a 2.98-acre parcel located on the west side of San Felipe Road approximately 600 feet south of Delta Road (Dennis Wong, Owner / Reyad Katwan, Hawkstone, LLC, Applicant) (APN 676-36-005). Council District: 8. SNI: None CEQA: Negative Declaration.

Comments and questions regarding this proposal or the General Plan amendment process are welcome, and should be referred to the Project Manager, **Rachel Roberts**, at (408) 535-7860. Documents for this project are on file and available for review at: **Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113**. Reports and documents will also available online at: http://www.sanjoseca.gov/planning/hearings/planning_com.asp one week prior to the scheduled hearing.

Joseph Horwedel, Director
Planning, Building and Code Enforcement


Jenny Nushbaum, Senior Planner

Date: 10/28/08

GENERAL PLAN AMENDMENT REQUEST to change the Land Use/Transportation Diagram designation from Low Density Residential (5 DU/AC) to Office on a .69-acre portion of a 2.98-acre parcel located on the west side of San Felipe Road approximately 600 feet south of Delta Road (Dennis Wong, Owner / Reyad Katwan, Hawkstone, LLC, Applicant) (APN 676-36-005). Council District: 8. SNI: None CEQA: Negative Declaration.

Existing General Plan Designation:

Low Density Residential
(5 dwelling units per acre)

This density is typified by 8,000 square-foot lots. This density category responds both to the need for slightly larger than normal lots to prevent excess grading on slopes between the five and fifteen percent of the slope line and to the need to provide a variety of lot and house sizes within the City. This density is found throughout the Almaden Valley and eastern Evergreen and in the foothill areas of Edenvale, Alum Rock and Berryessa.

Proposed General Plan Designations:

Office

The primary allowed uses in this category are business and professional offices. Retail and other commercial uses may be allowed only as secondary uses in a larger office development. Development should be of low intensity and compatible with surrounding uses. This designation can be used on margins of residential neighborhoods because it is not intrusive.



* Project boundaries are estimates
Noticing Radius: 500 feet

File No: GP08-08-05

District: 8

Quad No: 101

To arrange an accommodation under the Americans with Disabilities Act to participate in these public hearings, please call (408) 294-9337 (TTY) at least 48 hours before the hearing. This document can be made available upon request in alternative formats such as Braille, large print, audiotape, or computer disk. Requests can be made by calling (408) 535-3500 (Voice) or (408) 294-9337 (TTY).

If you choose to challenge this land use decision in court, you may be limited to only those issues that you or someone else raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing. Reports including the staff report and recommendation are available a week before the public hearing. Additionally, a public packet will be available for review at the hearing.

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.
Para información en Español acerca de esta solicitud, comuníquese con Ben Corrales al (408) 535-7868